



**Neeses Highway**

Orangeburg, South Carolina



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# Neeses Highway

Orangeburg, South Carolina

For Sale

**±39.41 Acres**

Recreational/ Timberland Tract

## Property Features

- For Sale: 39.41 Acres
- Located just outside of Neeses, SC
- Approximately 1,958± ft of road frontage on Neeses Hwy (Hwy 4)
- Excellent opportunity for multiple large homesites
- Deer and Turkey allow for recreational opportunities
- Planted pines throughout with mixed hardwoods along wetlands

**Sales Price: \$191,138 or \$4,850/acre**

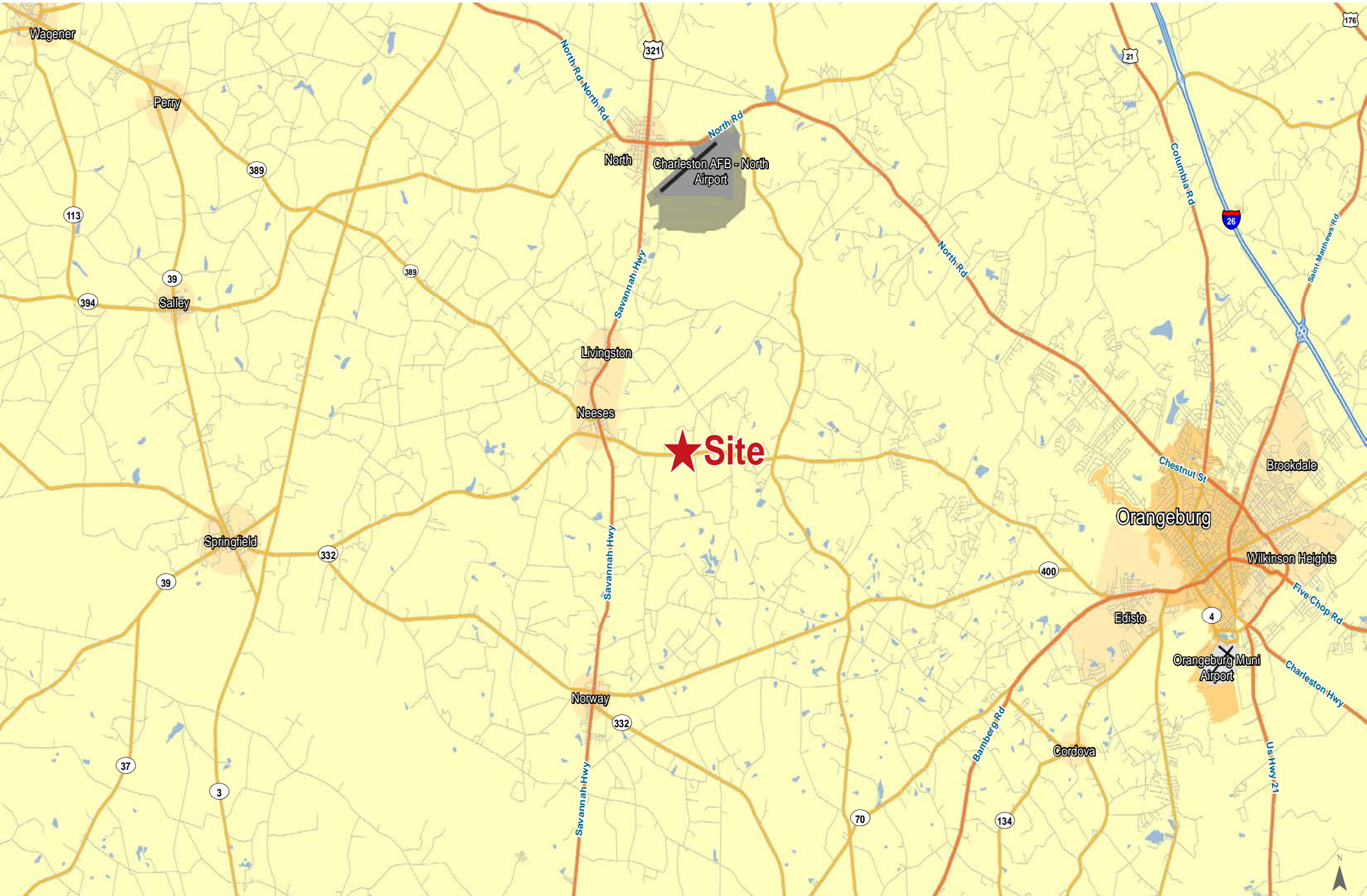


For Sale

±39.41 Acres

Recreational/ Timberland Tract





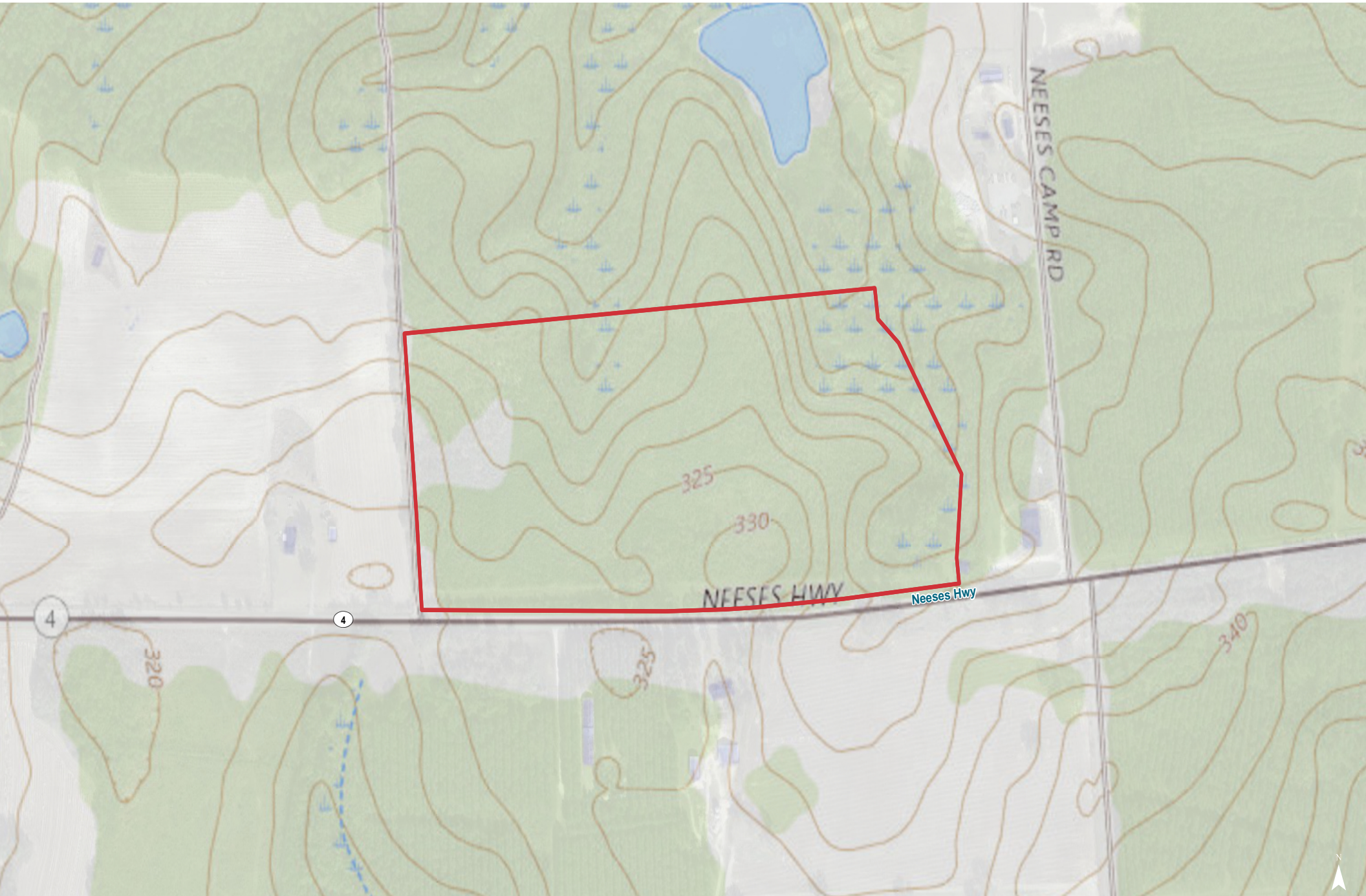
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**SPECIAL FLOOD HAZARD AREAS**

- 1% Annual Chance Flood Hazard  
Zone A, AE, A99, A0, AN, AR, V, VE
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard  
Zone X
- Future Conditions 1% Annual  
Chance Flood Hazard Zone X
- Area with Reduced Flood Risk  
due to Levee Zone X
- NO SCREEN  
Areas Outside the 0.2% Annual  
Chance Floodplain Zone X
- Areas of Undetermined Flood  
Hazard Zone D

**CROSS SECTIONS & BFES**

- 18.2  
17.8 Cross Sections with 1% Annual  
Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Base Flood Elevation

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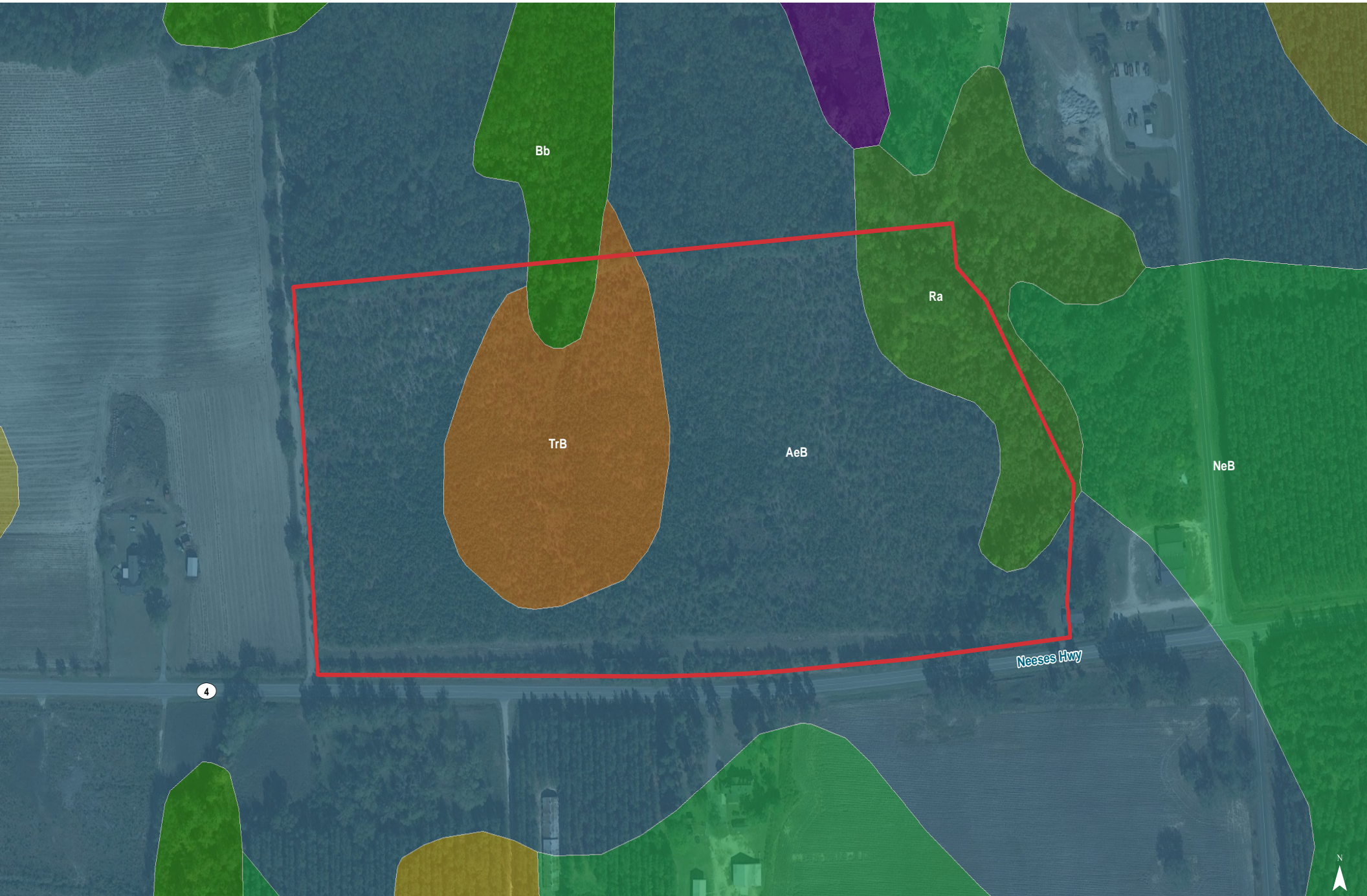




**National Wetlands Inventory**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

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# Map Unit Description (Brief, Generated)

Orangeburg County, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** AeB - Ailey sand, 2 to 6 percent slopes

**Component:** Ailey (90%)

*The Ailey component makes up 90 percent of the map unit. Slopes are 2 to 6 percent. This component is on coastal plains, marine terraces, sandhills. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.*

**Map unit:** Bb - Bibb sandy loam

**Component:** Bibb (90%)

*The Bibb component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains, coastal plains, marine terraces. The parent material consists of loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 5w. This soil meets hydric criteria.*

**Map unit:** NeB - Neeses loamy sand, 2 to 6 percent slopes

**Component:** Neeses (100%)

*The Neeses component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on coastal plains, marine terraces. The parent material consists of clayey marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.*

**Map unit:** Ra - Rains sandy loam

**Component:** Rains (100%)

*The Rains component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions, marine terraces, coastal plains. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.*

Orangeburg County, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** TrB - Troup sand, 0 to 6 percent slopes

**Component:** Troup (90%)

*The Troup component makes up 90 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, marine terraces, sandhills. The parent material consists of sandy and/or loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.*